



**CITY CLERK/HUMAN RESOURCES DEPARTMENT**

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January 29, 2004

**VIA CERTIFIED/RETURN RECEIPT REQUESTED:**

KY. Dept. for Local Government  
1024 Capital Center Drive  
Frankfort, KY 40601

Secretary of State  
700 Capital Avenue, Suite 152  
Frankfort, KY 40601

Boone County Clerk Marilyn Rouse  
P.O. Box 874  
Burlington, KY 41042

**VIA FIRST CLASS MAIL:**

Boone County Judge/Executive Gary Moore  
P.O. Box 900  
Burlington, KY 41005

Kevin Costello, Executive Director  
(C/o) Vicki Myers  
Boone County Planning Commission  
2995 Washington Street  
Burlington, KY 41005

Bob Townsend, Public Services Director  
Florence Government Center  
Florence, KY 41042

Peter Glenn, Public Services Project Manager  
Florence Government Center  
Florence, KY 41042

Florence Police Chief Tom Kathman  
Florence Government Center  
Florence, KY 41042

Florence Fire/EMS Chief Jim McMillen  
Fire Station 3, 1152 Weaver Road  
Florence, KY 41042

RECEIVED AND FILED  
DATE Feb. 16, 2004  
\_\_\_\_\_  
TREY GRAYSON  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Kardie Asherson

Ron Porter, Director  
Boone Co. Public Safety Communications Center  
Florence Government Center  
Florence, KY 41042

Boone County Sheriff Mike Helmig  
P.O. Box 198  
Burlington, KY 41005

Boone Co. Property Valuation Administrator Ron Burch  
P.O. Box 388  
Burlington, KY 41005

Jim Key, Chief Building Official  
Boone County Building Inspection Office  
5958 Garrard Street  
Burlington, KY 41005

Dan Maher, Director  
Boone County Emergency Management  
6024 Rogers Lane  
Burlington, KY 41005

Bill Viox, City Engineer  
Viox & Viox Inc.  
466 Erlanger Road  
Erlanger, KY 41018

CSI Waste Services of Greater Cincinnati  
Att: Tim Trost  
11563 Mosteller Road  
Cincinnati, OH 45241

Cincinnati Bell Telephone  
Att: Julie Orick 102-1100  
201 East Fourth Street  
Cincinnati, OH 45201

Cinergy  
Att: Jim Gillespie  
424 Gest Street, Room 317  
Cincinnati, OH 45202

Owen Electric Cooperative, Inc.  
Att: Bill Prather  
510 South Main  
Owenton, KY 40359

Insight Communications  
Att: Linda Begnoche  
180 Barnwood Drive  
Edgewood, KY 41017

Kentucky League of Cities  
101 E. Vine Street, Suite 600  
Lexington, KY 40507-3700

Mr. Gene Roland  
Address Management Systems  
U. S. Postal Service  
1591 Dalton Street  
Cincinnati, OH 45234-9321

Postmaster Nancy Huber  
Florence Post Office  
7101 Turfway Road  
Florence, KY 41042

Jeff Wyler  
829 Eastgate South Drive  
Cincinnati, Ohio 45245

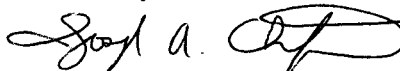
Dear Sirs and/or Madams:

Enclosed please find certified copies of City of Florence, Kentucky Ordinance No. O-4-03 annexing certain territory consisting of a parcel of approximately 16.845 acres located on the south side of Kentucky 18, approximately 270 feet southeast of Ridge Road, adjacent to the City limits of Florence. This property was annexed at the request of The Allie Marie Moore Revocable Trust and The Gary R. Moore Family Trust, owners. Exhibits A, the legal description (16.845 acres), B, the plat map and C, the legal description (11.444 to be rezoned), of said property, are included herewith. **According to the owner, there are no registered voters residing on this property at present.**

First reading of Ordinance No. O-4-03 was held on February 11, 2003. Second reading was held on August 19, 2003, and the full Ordinance was published in the *Boone County Recorder* on September 11, 2003, at which time the Ordinance became statutorily official.

If you require additional information, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph A. Christofield". The signature is fluid and cursive, with a large, stylized initial "J" and "C".

Joseph A. Christofield, City Clerk

ORDINANCE NO. 0-4-03

AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF A PARCEL OF APPROXIMATELY 16.845 ACRES LOCATED ON THE SOUTH SIDE OF KENTUCKY HIGHWAY 18 APPROXIMATELY 270 FEET SOUTHEAST OF RIDGE ROAD, ADJACENT TO THE CITY LIMITS. (JEFF WYLER PROPERTY)

WHEREAS, The Allie Marie Moore Revocable Trust and The Gary R. Moore Family Trust, being the owners of record of the hereinafter described territory (the "territory"), have requested that the City of Florence, Kentucky (the "City") annex the territory and, pursuant to K.R.S. 81A.412, the owners have given written consent to such annexation; and

WHEREAS, the City has determined that it is desirable to annex the territory which is contiguous to the boundaries of the City, and

WHEREAS, pursuant to K.R.S. 100.209(1) the City makes the election that prior to final action of annexation, the comprehensive plan and official zoning map of the City shall be amended to incorporate and establish zoning of Commercial Three (C-3) with respect to the approximately 11.444 acre portion of the territory adjacent to Kentucky Highway 18 and that after annexation the remainder of the territory shall remain subject to the same land use restrictions as applied to it prior to annexation until such restrictions are changed in accordance with K.R.S. Chapter 100.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:

SECTION I

The City finds that the hereinafter described unincorporated territory meets the requirements of K.R.S. 81A.410 and is as follows:

- (a.) Is contiguous to the boundaries of the City, and
- (b.) Is urban in character and suitable for development for urban purposes without unreasonable delay, and
- (c.) Is not included within the boundary of another incorporated city.

SECTION II

That the territory, described in Exhibit "A" and shown on Exhibit "B" each of which is attached hereto and incorporated herein by reference, shall be and the same is hereby annexed to the City of Florence, Kentucky.

SECTION III

The owners of record of the territory have filed with the City written consent to this annexation under K.R.S. 81A.412 and therefore, the following do not apply to this annexation: (a) the notification ordinance required by K.R.S. 81A. 420(1); (b) the notice requirement of K.R.S. 81A.425; and (c) the waiting period of K.R.S. 81A.420(2).

SECTION IV

Pursuant to K.R.S. 100.209(1) the comprehensive plan and official zoning map of the City shall be amended to establish zoning for the 11.444 acre parcel of the territory, described on Exhibit "C" attached hereto and incorporated herein, as Commercial Three (C-3), and the remainder of the territory shall, after annexation, remain subject to the same land use restrictions as applied to it prior to annexation, until those restrictions are changed in accordance with K.R.S. Chapter 100.

SECTION V

This ordinance shall be published in full.

PASSED AND APPROVED ON FIRST READING THIS 11 DAY OF February, 2003.  
PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 19 DAY OF August, 2003.

APPROVED:

Dean E. White  
MAYOR

ATTEST:

Joseph A. Christofield  
CITY CLERK

I, Joseph A. Christofield, City Clerk for the City of Florence, Kentucky, do hereby certify that the foregoing is a true and correct copy of Ordinance 0-4-03 as same appears in the official records of my office. Dated this 29th day of January, 2004.

Joseph A. Christofield



# VIOX & VIOX, INC.

Engineers • Surveyors • Landscape Architects

## DESCRIPTION OF 16.845 ACRES TO BE CONVEYED BY GARY R. MOORE, TRUSTEE

Located in Boone County, Kentucky, lying on the south side of Kentucky Highway 18, approximately 270 feet southeast of Ridge Road and is more particularly described as follows:

- Planning

Beginning at an existing iron pipe in the southerly right-of-way line of Kentucky Highway 18 at the common corner of Gary R. Moore, Trustee (Deed Book 833, page 325) and Sim Fryson Enterprises, Inc. (Deed Book 817, page 530); thence with the common line of Moore, Sim Fryson Enterprises, Inc., Juana Martin (Deed Book 710, page 254), Chancellor Estates Subdivision (Plat Slide 241A) and Hopeful Heights Subdivision (Plat Book 5, page 32) S 30-54-15 W 2055.73 feet to an existing iron pin at the common corner of Moore and Ohio Valley District of the Christian and Missionary Alliance, Inc. (Deed Book 465, page 15); thence with the common line of Moore and Ohio Valley District of the Christian and Missionary Alliance, Inc. N 59-11-48 W 299.42 feet to an existing iron pin at the southwest corner of Moore and in the east line of Persimmon Grove Subdivision, Section 1 (Plat Slide 152B); thence with the common line of Moore, Persimmon Grove Subdivision, Whaley's Baby Farm Subdivision (Plat Book 2, page 53) and Resubdivision of Whaley's Baby Farm Subdivision (Plat Book 9, Page 39) N 27-29-23 E 1715.10 feet to an iron pin (set); thence N 20-34-33 E 283.29 feet to an iron pin (set) in the southerly right-of-way line of Kentucky Highway 18; thence with said right-of-way line S 67-20-10 E 457.07 feet to the point of beginning containing 16.845 acres and being subject to all right-of-ways and easements of record.

- Design

Being all of Tract 1 of the property conveyed to Gary R. Moore, trustee of the Allie Marie Moore Revocable Trust, and Gary R. Moore, trustee of the Gary R. Moore Family Trust, by deed recorded in Deed Book 833, page 325, in the Boone County Clerk's Office at Burlington, Kentucky.

- Surveying





# VIOX & VIOX, INC.

Engineers • Surveyors • Landscape Architects

January 21, 2003

- Planning

## DESCRIPTION OF 11.444 ACRES TO BE REZONED FROM SR-2 TO C-3

Located in Boone County, Kentucky, lying on the southwest side of Kentucky Highway 18 approximately 0.03 mile east of Ridge Road and is more particularly described as follows:

- Design

Beginning at a point in the southerly right-of-way line of Kentucky Highway 18, 81.00 feet as measured perpendicular from the centerline, at the northerly common property corner of Gary Moore (Deed Book 833, page 325) and Sim Fryson Enterprises, Inc. (Deed Book 817, page 530); thence with the common line of Moore and Sim Fryson Enterprises, Inc. S 30-54-15 W 1313.49 feet to a point; thence N 62-30-37 W 343.12 feet to a point; thence N 27-29-23 E 991.47 feet to a point; thence N 20-34-33 E 283.29 feet to a point in the southerly right-of-way line of Kentucky Highway 18; thence with said right-of-way line S 67-20-10 E 457.07 feet to the point of beginning and containing 11.444 acres.

- Surveying

466 Erlanger Road  
Erlanger, Kentucky 41018

Tel: 859-727-3293  
Fax: 859-727-8452  
e-mail: viox@nkol.net

Exhibit "C"